

# *THE CITY OF VAUGHAN*

# *BY-LAW*

## **BY-LAW NUMBER 232-2024**

**A By-law to amend City of Vaughan By-law 1-88, as amended.**

**WHEREAS** there has been an amendment to the Vaughan Official Plan adopted by Council but not approved at this time, with which the matters herein set out are in conformity;

**AND WHEREAS** subsection 24(2) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that Council may pass a by-law that does not conform to the Official Plan on lands that are subject to an adopted amendment, and that once the amendment comes into effect, the By-law shall then conform; and

**AND WHEREAS** subsection 24(2.1) of the *Planning Act*, R.S.O. 1990, c.P.13 provides that the By-law comes into force and effect upon the Official Plan Amendment coming into effect;

**NOW THEREFORE** the Council of The Corporation of the City of Vaughan ENACTS AS FOLLOWS:

1. That City of Vaughan By-law Number 1-88, as amended, be and it is hereby further amended by:
  - a) Rezoning the lands shown as “Subject Lands” on Schedule “1” attached hereto from “EM1 Prestige Employment Area Zone”, and “C9(H) Corporate Centre Zone with a Holding Symbol “(H)”, subject to site-specific Exception 9(1505), to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)”, subject to Exception 9(1584), in the manner shown on the said Schedule “1”.
  - b) Adding the following Paragraph to Section 9.0 “EXCEPTIONS”:

“(1584) A. The following provisions shall apply to all lands zoned with the Holding Symbol “(H)” as shown on Schedule “E-1768” herein, until the Holding Symbol “(H)” is removed pursuant to Subsection 36 (1) or (3) of the *Planning Act*.

Removal of the Holding Symbol “(H)” from the Subject Lands or a portion or phase thereof shall be contingent on the following:

- a. Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
- b. The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
  - i. a Remedial Action Plan (RAP) which delineates the area of potential environmental concern and the areas of contamination identified, to the satisfaction of the City; and
  - ii. a Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands.

Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law and for excavation and shoring works in accordance with the City of Vaughan’s Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”

B. Notwithstanding the provisions of:

- a) Subsection 2.0 respecting Definitions;
- b) Subsection 3.14 a) and 4.15.3 respecting Permitted Yard Encroachments and Restrictions;
- c) Subsection 3.17 respecting Portions of Buildings Below Grade;

- d) Subsection 3.8.1 a), c), d), and f) respecting Parking Requirements for the Vaughan Metropolitan Centre;
- e) Subsection 3.8.2 a) respecting Bicycle Parking in the Vaughan Metropolitan Centre;
- f) Subsection 3.9 b) respecting Loading Space Requirements;
- g) Subsection 5.1.1 respecting Landscape Area;
- h) Subsection 5.1.4 and 5.10 respecting Permitted Uses;
- i) Subsection 5.15 and Schedule "A2" respecting the zone standards in the C9 Zone;

The following provisions shall apply to the lands shown as "Subject Lands" on Schedule "E-1768":

- ai) BUILDING HEIGHT - Means the distance between the Canadian Geodetic Datum of 205.40 m and the elevation of the highest point of the roof surface excluding mechanical penthouse and any roof top equipment.
- aii) GEODETIC DATUM – Means the base elevation that represents the reference point from which the building height shall be measured from.
- aiii) GROSS FLOOR AREA - Means the aggregate of the floor areas of all storeys of a building measured from the outside of the exterior walls, but excluding any basement, attic, mechanical room, electrical room, elevator shaft, refuse chute, escalators, vehicle and bicycle parking areas, and loading areas located above or below grade;
- aiv) LIVE-WORK DWELLING - Means a dwelling containing a business that is operated by at least one resident of the associated dwelling unit;
- av) PARKING SPACES - Means a rectangular area

measuring at least 2.7 m by 5.7 m, exclusive of any aisles or ingress and egress lanes, used for the temporary parking of motor vehicles, and shall include a private garage or carport and private driveway leading thereto. An EV charging station shall not be considered an obstruction for the purposes of a parking space size.

- avi) PODIUM - Means the base of a building, inclusive of the ground floor, that projects horizontally from the tower;
- avii) TOWER - Means the portion of a building that is located above the podium and every individual storey of which encompasses a smaller gross floor area than the individual storeys of the podium;
- aviii) TOWER SEPARATION DISTANCE - Means the minimum required distance between the exterior faces of two or more towers, located on the same lot, but shall not include the projection of a balcony in accordance with Section 3.14;
- aix) TOWER STEP-BACK - Means the horizontal distance that the main wall of a tower is recessed from the main wall of a podium on all sides;
- ax) MECHANICAL PENTHOUSE: Means a fully enclosed area located on the roof of a building or structure and containing equipment that functions to provide normal and everyday operation and maintenance of a building or structure, and without limiting the generality of the foregoing, may include heating, cooling, ventilation, electrical, fire suppression, elevators, stair towers, or telecommunications equipment.
- bi) The following maximum permitted yard encroachments

shall apply:

- a. Awnings and Canopies, attached (permanent):
  - i. 2.5 m, provided they are a minimum of 0.7 m from the front lot line, and a minimum of 1.0 m from any other lot line.
- b. Balconies, Wind Mitigation Structures, Window Washing Equipment, Railings and Guardrails:
  - i. 2.5 m, provided they are a minimum of 1.0 m from the lot line;
- ci) The minimum setback from the front lot line (Doughton Road) to the nearest part of a building below finished grade shall be 0.0 m;
- di) The minimum parking space requirements shall apply be as follows:
  - i. Apartment Dwelling: 0.3 residential spaces per unit;
  - ii. Residential Visitor: 0.15 spaces per unit;
  - iii. Non-Residential: 0.7 spaces per 100 m<sup>2</sup>;
  - iv. Live-Work Residential: 0.6 spaces per unit;
  - v. Live-Work Visitor: 0.4 spaces per unit;
- dii) The following compact motor vehicle parking requirements shall apply:
  - i. The minimum dimensions of a parking space devoted to and for the exclusive use of a compact motor vehicle shall be 2.4 m (W) x 4.8 m (L);
  - ii. A maximum of 10% of the total required parking spaces shall be permitted for the purpose of compact motor vehicle parking;
  - iii. A parking space allocated to a compact motor vehicle shall be demarcated for the exclusive use of a compact motor vehicle and maintained as

such;

- ei) Notwithstanding Section 3.8 g) of this By-law, a driveway and/or aisle which serves the movement of trucks to and from a loading space shall have a minimum width of 6.0 m and no maximum width;
- fi) The minimum required landscape strip width abutting a street line shall not apply;
- gi) The following additional uses shall be permitted in a C9 Zone:
  - i. Live-Work Dwelling;
- hi) The Zoning Standards for the C9 Corporate Centre Zone shall be as follows:
  - i. The maximum gross floor area (GFA) shall be 116,172 m<sup>2</sup>;
  - ii. The minimum non-residential GFA on the lot shall be 4.8% of the total GFA;
  - iii. Floor Space Index ('FSI') shall be calculated based on the ratio of GFA to area of the lot. The area of the lot shall include all road widenings, reserves, and future streets. The maximum FSI shall be 10.5 times the area of the lot;
  - iv. The maximum combined number of residential dwelling units shall be 1,700;
  - v. The minimum amenity area shall be as follows:
    - a. Apartment Dwellings:
      - i. Indoor: 1.75 m<sup>2</sup> per dwelling unit;
      - ii. Outdoor: 1.35 m<sup>2</sup> per dwelling unit;
  - vi. In accordance with Schedule "E-1768", the maximum building heights and tower podium heights shall be as follows:
    - a. The maximum building heights shall be:

- i. Tower C: 47-Storeys (152.0 m);
    - ii. Tower D: 51-Storeys (168.0 m);
    - iii. Tower E: 38-Storeys (128.0 m);
  - b. The maximum podium height shall be 6-storeys (26.2 m);
  - c. A rooftop mechanical penthouse shall be permitted to exceed the maximum height required by this By-law to a maximum of 8.0 m;
- vii. The maximum tower floor plate shall be:
  - a. Building C, D and E: 840 m<sup>2</sup>
  - b. Level 7: 860 m<sup>2</sup>
- viii. The minimum tower step-backs shall be as follows:
  - a. 1.5 m (North);
  - b. 1.6 m (East); 0.5 m at the southeast corner of Tower C and northeast corner of Tower E;
  - c. 3.0 m (South);
  - d. 1.2 m (West); 0.6 m at the northwest corner of Tower D;
- ix. The required yards shall be as follows:
  - a. Front Yard (Doughton Road): minimum of 2.0 m;
  - b. Rear Yard: minimum of 4.5 m;
- x. The Build-To-Zone requirements shall be as follows:
  - a. Front lot line: 2.0 m – 5.0 m
  - b. The Build-To-Zone shall apply to a minimum of 40% of the street frontage along Doughton Road. On any other portion of the lot, only the minimum required yards indicated shall

apply.

- c) Adding Schedule “E-1768” attached hereto as Schedule “1”.
- d) Deleting Key Map 4A and substituting therefor Key Map 4A attached hereto as Schedule “3”.
- e) Deleting Schedule “E-1636” and substituting therefore the Schedule E-1636 attached hereto as Schedule “2”, thereby removing the Subject Lands (“Area 2”) from Schedule E-1636.
- f) Deleting Subsection “1505 A. a), b), c) and d)” in its entirety in site-specific Exception 9(1505).

2. Schedules “1”, “2” and “3” shall be and hereby form part of this By-law.

Voted in favour by City of Vaughan Council this 17<sup>th</sup> day of December, 2024.

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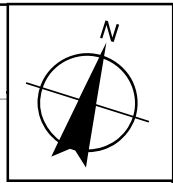
Steven Del Duca, Mayor

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Todd Coles, City Clerk

Authorized by Item No. 3 of Report No. 41 of the Committee of the Whole.  
Report adopted by Vaughan City Council on December 17, 2024.  
City Council voted in favour of this by-law on December 17, 2024.  
Approved by Mayoral Decision MDC 017-2024 dated December 17, 2024.  
**Effective Date of By-Law: December 17, 2024**





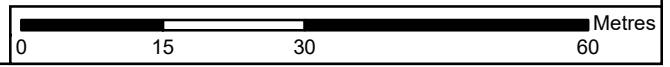
MEADOWDALE ROAD

WHITE ELM ROAD

C9(H)  
9(1584)

DOUGHTON ROAD

This is Schedule 'E- 1768'  
To By-Law 1-88  
Section 9(1584)



This Is Schedule '1'  
To By-Law 232-2024  
Passed the 17th Day of December, 2024

File: Z.23.012

Related File: OP.23.007

Location: 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;  
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

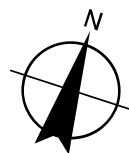
Applicant: GB (Doughton) Limited Partnership

City of Vaughan

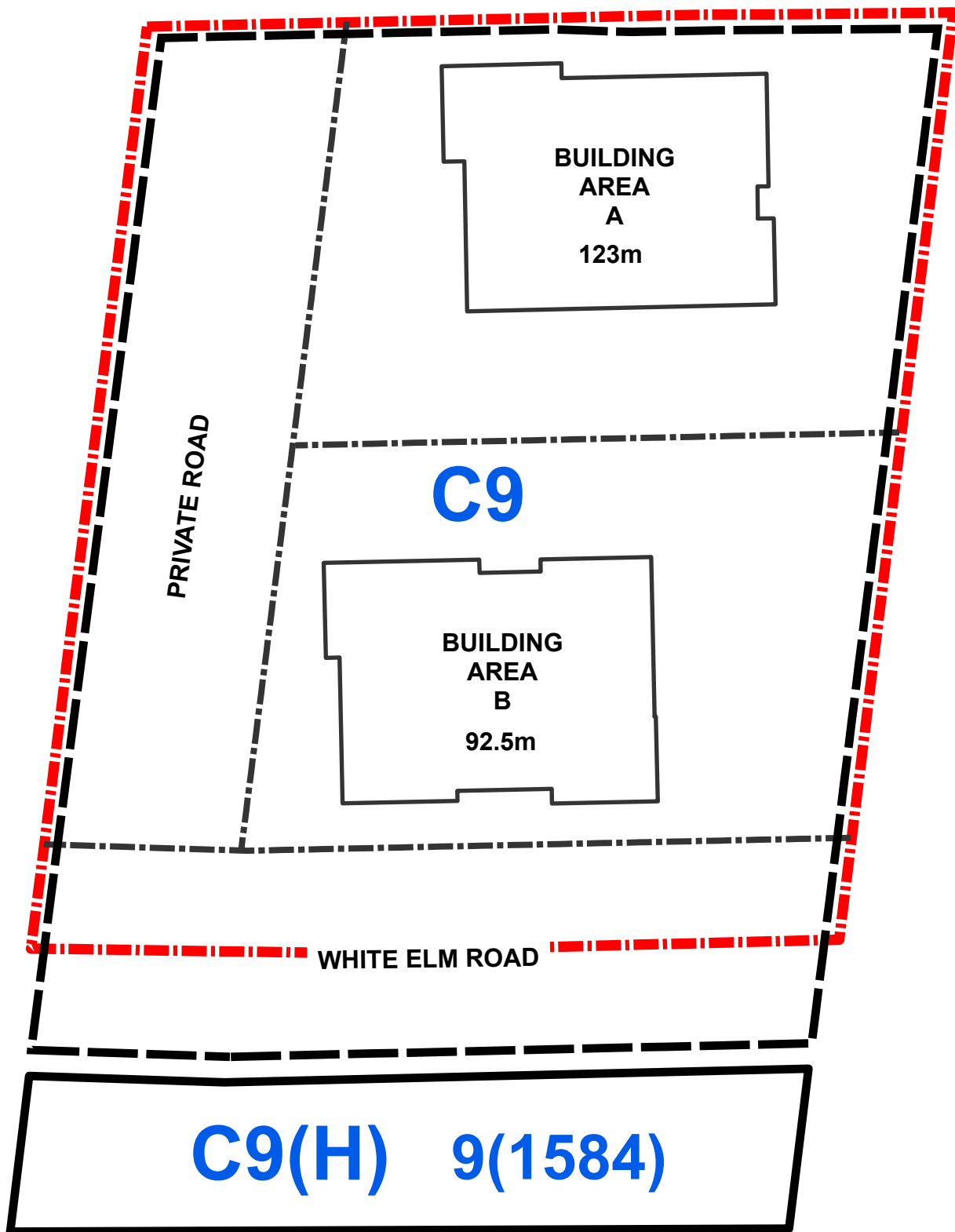
Signing Officers

\_\_\_\_\_  
Mayor

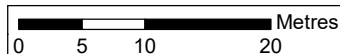
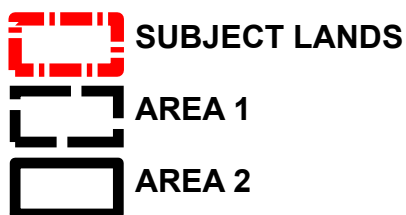
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Clerk



HIGHWAY 7



This is Schedule 'E-1636'  
 To By-Law 1-88  
 Section 9(1505)



This Is Schedule '2'  
 To By-Law 232-2024  
 Passed the 17th Day of December, 2024

File: Z.23.012

Related File: OP.23.007

Location: 130 Doughton Road

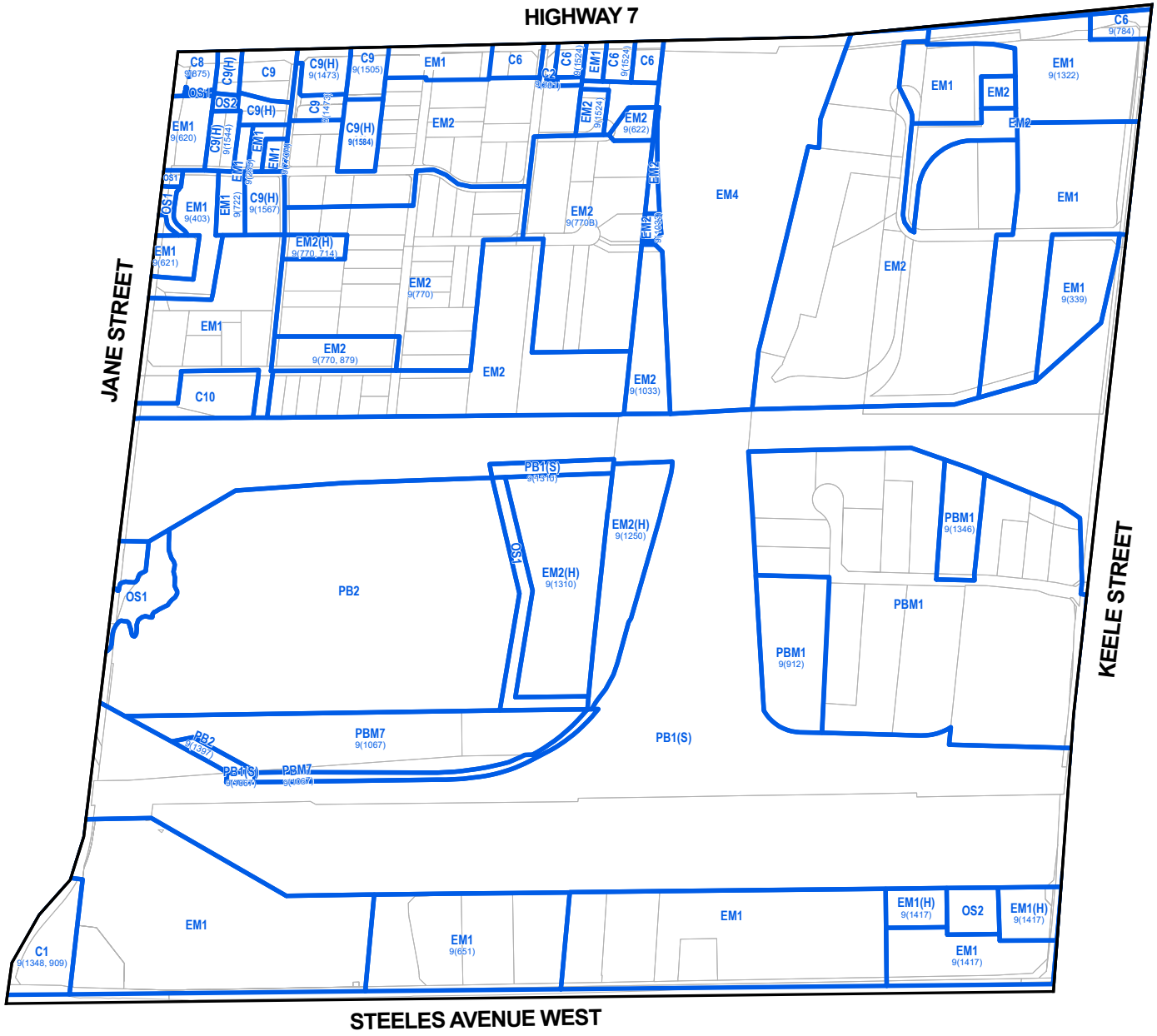
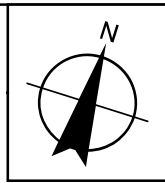
PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;  
 PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

Applicant: GB (Doughton) Limited Partnership  
 City of Vaughan

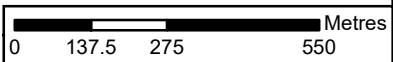
SIGNING OFFICERS

\_\_\_\_\_ MAYOR

\_\_\_\_\_ CLERK



**Key Map 4A**  
**By-Law No. 1-88**



**This is Schedule '3'**  
**To By-Law 232-2024**  
**Passed the 17th Day of December, 2024**

**File:** Z.23.012

**Related File:** OP.23.007

**Location:** 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;

PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

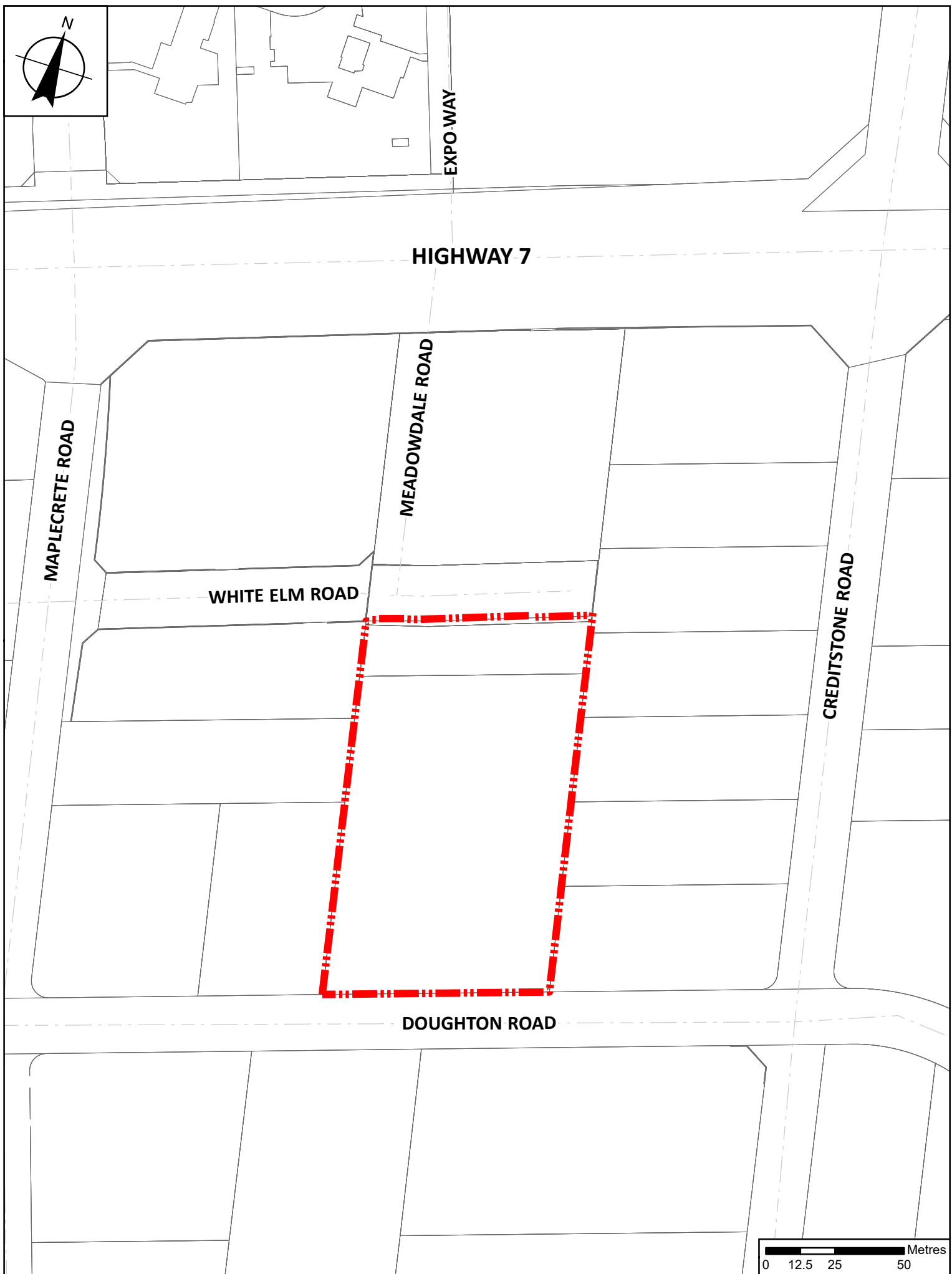
**Applicant:** GB (Doughton) Limited Partnership

**City of Vaughan**

Signing Officers

\_\_\_\_\_ Mayor

\_\_\_\_\_ Clerk



## Location Map To By-Law 232-2024

**File:** Z.23.012

**Related File:** OP.23.007

**Location:** 130 Doughton Road

PT LOT 7, PLAN 7977, PTS 1, 2 3 & 4, PLAN 65R40840; BLK 3, PLAN 65M4775;  
PART OF WHITE ELM RD, PLAN 65M4775, PTS 2, 3, 4 & 5, PLAN 65R40756

**Applicant:** GB (Doughton) Limited Partnership

**City of Vaughan**



**Subject Lands**

## **SUMMARY TO BY-LAW 232-2024**

The lands subject to this By-law are located on the south side of Doughton Road, north side of White Elm Road, and east of Maplecrete Road, and municipally known as 130 Doughton Road in the Vaughan Metropolitan Centre (VMC), City of Vaughan.

The purpose of this by-law is to rezone the lands to this By-law from EM1 Prestige Employment Area Zone”, and “C9(H) Corporate Centre Zone with a Holding Symbol “(H)”, subject to site-specific exception 9(1505), to “C9(H) Corporate Centre Zone” with a Holding Symbol “(H)” subject to site-specific exception 9(1584), and to create a new site-specific exception and schedules that include the following provisions and development standards to facilitate the development:

- a) Site-specific definitions for building height, parking space, gross floor area, front lot line, podium, tower, and tower separation distance;
- b) Increased maximum encroachments into the required yard;
- c) Reduced minimum parking requirements in the VMC;
- d) Reduced minimum landscape strip widths;
- e) Reduced setbacks for portions of buildings below grade;
- f) Site-specific development standards for GFA (residential and non-residential), density (FSI), building and podium heights, number of residential dwelling units, amenity area, podium and tower step-backs, tower separation distance

This By-law includes a Holding Symbol “(H)” on the Subject Lands. The “(H)” is permitted to be lifted in phases per development block, and is contingent upon the following conditions being satisfied:

- a) Vaughan Council adopts a resolution allocating sewage and water capacity in accordance with the City’s approved Servicing Capacity Distribution Policy assigning capacity to the Subject Lands;
- b) The Owner shall submit to the City the following information, to the satisfaction of the Development Engineering Department:
  - i. A Remedial Action Plan (RAP) which delineates the area of potential environmental concern and the areas of contamination identified, to the satisfaction of the City; and
  - ii. A Record of Site Condition (RSC) on the Environmental Site Registry with the Ministry of the Environment, Conservation and Parks for the Subject Lands.

Lands zoned with the Holding Symbol “(H)” shall be used only for a use legally existing as of the date of the enactment of this By-law and for excavation and shoring works in accordance with the City of Vaughan's Policy and Procedures for Dealing with Contaminated or Potentially Contaminated Sites (the “Contaminated Sites Policy”).”

The By-law also amends Exception 9(1505) and Schedule “E-1636” that apply to the development lands to the north (2851 Highway 7) by deleting all reference to the provisions applicable to Block 3 in Registered Plan of Subdivision 65M-4775 as this block has now been merged with the 130 Doughton development lands and subject to this bylaw amendment.

This By-law shall not come into force until Official Plan Amendment 127 (OPA 127) is in full force and effect (OP.23.007).